



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 8, 2025

Report No: DS-050-25

Subject: Public Meeting and Initial Report: Zoning By-law Amendment Application by Milton Land Four Investments Limited, York Trafalgar Properties Incorporated, and Wilfrid Laurier University applicable to lands located on Parts of Lot 8 and 9, Concession 7, Nelson Township. (Town File: Z-13/24)

Recommendation: That Development Services Report DS-050-25 be received for information.

EXECUTIVE SUMMARY

The purpose of the proposed application is to facilitate the development of a Stormwater Management Facility and associated infrastructure to support the overall development of the Milton Education Village. The Zoning By-law Amendment seeks to rezone the subject lands to permit the proposed infrastructure, including ancillary uses, and the channel block.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council's consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owners:

Milton Land Four Investments Limited, 480 Main Street North, Brampton, ON L6V 1P8

York Trafalgar Properties Incorporated, 5527 Trafalgar Road, Milton, ON L9E 0Z5

Wilfrid Laurier University, 75 University Avenue West, Waterloo, ON N2L 3C5

Applicant:

Korsiak Urban Planning, 277 Lakeshore Road East, Unit 206, Oakville, ON L6J 1H9

Background

Location/Description:

The subject lands are located in Ward 4 and are generally situated north of Britannia Road between Tremaine Road and Bell School Line. For greater clarity, the subject lands are directly north and west of the Mattamy National Cycling Centre. The proposed development is located on three separate properties (collectively identified as 'subject lands'), all of which are currently vacant and therefore, are identified by their respective legal descriptions:

1. ML4 Investments Inc.: Part of Lot 9, Concession 7 (Parts 1, 4, 5 and 6 on 20R-22327), formerly Nelson Township
2. York Trafalgar Properties Inc.: Part of Lot 9, Concession 7, formerly Nelson Township
3. Wilfrid Laurier University: Part of Lot 8, Concession 7 (Parts 1, 4 and 5 on 20R-21887), formerly Nelson Township

The subject lands comprise an aggregate area of approximately 40.19 hectares (99.03 acres) and are currently being used for agricultural purposes.

A Location Map has been included as Figure 1 to this report.

Proposal:

To facilitate future development within the Milton Education Village (MEV), the applicant is proposing a 11.73 hectare Stormwater Management Facility (herein described as 'SWM Facility') on the subject lands, along with a naturalized channel (as part of the Indian Creek corridor) to the north. The SWM Facility is intended to serve the development lands within the MEV Secondary Plan. Sequentially, the SWM Facility is required to be constructed prior to development of the adjacent urbanized MEV lands.

As contemplated through the MEV Secondary Plan, the SWM Facility is proposed to not only provide critical infrastructure for the MEV lands but also facilitate research opportunities for post-secondary institutions and government (municipal, provincial and federal) partners. Through the concurrent Subwatershed Impact Study (SIS), the detailed design of the SWM Facility will propose elements that support ecological and stormwater-related research.

A robust trail network is contemplated throughout the subject lands with the intention of providing connection from the urbanized MEV lands (including the Wilfrid Laurier University campus) to the Greenbelt Plan lands where the SWM Facility will be located.

The subject lands are affected by both the Urban Zoning By-law 016-2014, as amended, and the Rural Zoning By-law 144-2003, as amended. Therefore, two Draft Zoning By-laws (an amendment to the Urban Zoning By-law and an amendment to the Rural Zoning By-law) have been drafted and included as Appendix 1 and 2, respectively.

Background

A Plan of Subdivision has been submitted concurrent to the Zoning By-law Amendment. The Draft Plan is attached as Figure 2 for context.

The following information has been submitted in support of this application:

- Aerial Concept Plan;
- Archaeological Assessments;
- Draft Plan, prepared by Korsiak Urban Planning;
- Draft Zoning By-law Amendments, prepared by Korsiak Urban Planning;
- Environmental Site Assessments;
- Planning Justification Report, prepared by Korsiak Urban Planning; and,
- Subwatershed Impact Study, prepared by David Schaeffer Engineering Limited.

Discussion

Planning Policy

Halton Region Official Plan

As of July 1, 2024, Halton Region became an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan (ROP) remains in-effect and local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The majority of the subject lands are designated as Agricultural with a Greenbelt Natural Heritage System overlay on Map 1 – Regional Structure within the ROP. This designation seeks to protect and enhance the natural environment while also providing opportunity for scientific study and passive recreation opportunities.

A small portion of the subject lands are designated as Urban Area on Map 1 – Regional Structure within the ROP. This designation seeks to facilitate orderly development, including the provision of appropriate infrastructure, within the Urban Area.

The subject lands are affected by site-specific Regional Official Plan Amendment 51 (ROPA 51). ROPA 51 identifies the subject lands as the 'Milton Education Village Complementary Greenbelt Lands Policy Area' with the objective of:

- Recognizing the lands as strategic in relation to the MEV proper and their role in supporting the development and vision of the MEV;
- Providing opportunity for scientific research and enhancement to the natural environment; and
- Permitting stormwater management infrastructure within the Greenbelt Plan area in the spirit of the public interest and scientific research.

Discussion

A series of policies are set out through ROPA 51 relating to the location and design of the SWM Facility, along with a series of studies and reports that must be completed to demonstrate conformity with the environmental policies.

Prior to a technical report being brought forward to Town Council for consideration, the applicants will need to demonstrate conformity with the policies of the ROP and criteria for the location of the SWM Facility in accordance with ROPA 51.

Town of Milton Official Plan

The majority of the subject lands is designated as Agricultural Area with a Natural Heritage System overlay on Schedule 1 – Town Structure Plan. The Agricultural Area designation permits agricultural operations, low-intensity recreation opportunities, and other low-impact uses such as a single detached dwelling per lot. The Natural Heritage System overlay establishes criteria that must be met through environmental studies with the objective of mitigating any impacts on the natural environment (and where possible, enhance existing conditions).

A small portion of the subject lands is designated as Urban Area with a Natural Heritage Systems overlay on Schedule B – Urban Land Use Plan. The overlay establishes development criteria relating to lands where Key Features may be located and/or regulatory hazards are mapped. The Natural Heritage System overlay establishes criteria that must be met through environmental studies to mitigate any impacts on the natural environment (and where possible, enhance existing conditions).

While a full review of the applicable Official Plan policies will be undertaken as part of the review of the application, based on the information provided, Planning Staff is satisfied that a Local Official Plan Amendment is not required.

Milton Education Village (MEV) Secondary Plan

A portion of the subject lands are within the Urban Area and are therefore subject to the MEV Secondary Plan. The affected lands are designated as Natural Heritage Systems on Schedule C.12.A – MEV Secondary Plan Land Use Plan.

While the balance of the subject lands are not within the boundary of the MEV Secondary Plan, the SWM Facility and associated infrastructure support the development of the urbanized lands within the Plan. Further, the subject lands will provide trail access that complements the trail system and active transportation connections envisioned within the Plan by creating a linkage from the urbanized lands to the Greenbelt Plan area.

While a full review of the applicable Secondary Plan policies will be undertaken as part of the review of the application, based on the information provided, Planning Staff is satisfied that a Local Official Plan Amendment is not required.

Urban Zoning By-law 016-2014, as amended

Discussion

The portion of the subject lands that are affected by the Urban Zoning By-law are currently zoned as Future Development (FD) Zone with a Natural Heritage System (NHS) overlay. This portion of the subject lands are identified through the SIS as part of the channel and adjoin the Indian Creek corridor.

The proposed Urban Zoning By-law Amendment (attached as Appendix 1) seeks to rezone the lands from Future Development (FD) to Natural Heritage System (NHS). This change will recognize and delineate the channel lands and associated buffers.

Planning Staff note that the subject lands within the Urban Area are outside of the Ministerial Zoning Order 476/21 and are entirely subject to the Urban Zoning By-law 016-2014, as amended.

Rural Zoning By-law 144-2003, as amended

The portion of the subject lands that are affected by the Rural Zoning By-law are partially zoned as Agricultural (A1) and Greenlands A (GA).

The proposed Rural Zoning By-law Amendment (attached as Appendix 2) seeks to rezone the channel lands to a site-specific Greenlands A (GA*XX) Zone. This site-specific amendment will permit a 'Conservation Use' which will recognize the lands as part of the surrounding natural heritage system, including Indian Creek, their associated buffers and wetlands. 'Public Use' is also proposed to provide opportunity for trail linkages and other low-impact recreational opportunities sought by the Town.

The footprint of the SWM Facility is proposed to be rezoned to a site-specific Open Space (OS*XX) that will permit 'Conservation Uses' and 'Stormwater Management Facilities'. Further, the draft By-law seeks to introduce new uses associated with research and recreation opportunities: 'Education Programming and Academic Research' and 'Passive Outdoor Recreation'.

Site Plan Control:

This development is not subject to Site Plan Approval. The applicant will obtain a Site Alteration Permit from the Town and provide securities to guarantee the completion of works in accordance with the approved SIS.

Public Consultation and Review Process:

Notice of Public Meeting was provided pursuant to the requirements of the Planning Act on August 19, 2025. Signage providing information on the proposed application was posted on each separately assessment property and fronts onto Tremaine Road, Pan Am Boulevard, and Bell School Line. In addition, notice was sent by mail to all properties within 200 metres of the subject lands.

With respect to the proposal, staff has identified the following matters to be addressed through the review process:



The Corporation of the Town of Milton

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Discussion

- Consistency with the Provincial Planning Statement and Greenbelt Plan, conformity with the Regional Official Plan (specifically ROPA 51) and Town Official Plan (including the MEV Secondary Plan);
- Proposed uses, including ancillary uses;
- Environmental impacts and enhancement; and,
- Stormwater management and site servicing.

Upon completion of the evaluation of the application, a Technical Report with recommendations will be brought forward for Council consideration.

Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc. Phone: Ext. 2263
MCIP, RPP
Senior Planner

Attachments

Figure 1 – Location Map

Figure 2 – Draft Plan of Subdivision

Appendix 1 – Draft Zoning By-law Amendment (Urban Area)

Appendix 2 – Draft Zoning By-law Amendment (Rural Area)

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

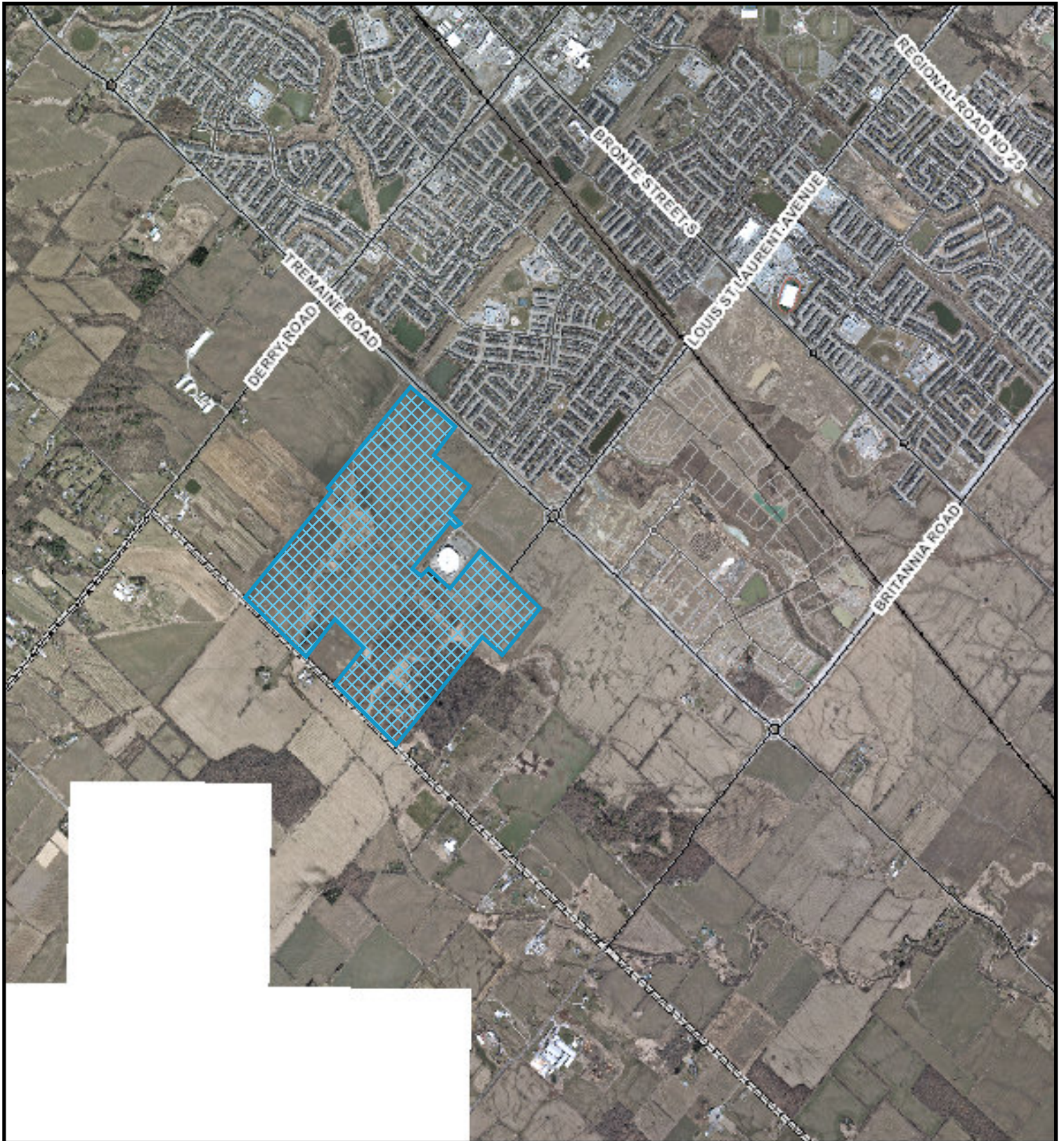


The Corporation of the Town of Milton

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The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

FIGURE 1 LOCATION MAP



Council Meeting Date:
Sept. 08, 2025

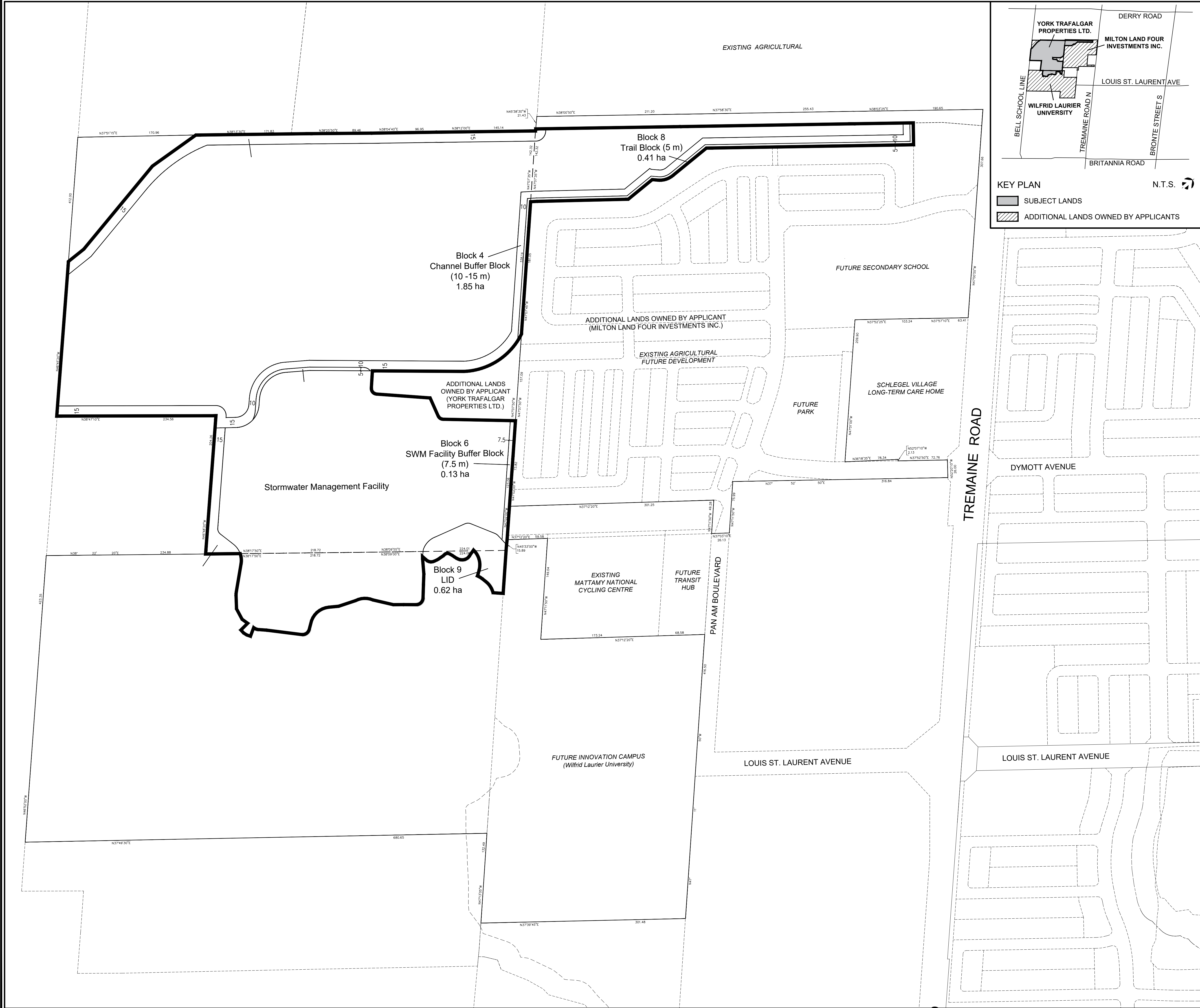
Scale: 1:36,111.91 File: Z-13/25

Development Services



Subject Property

Copyright 2025: Town of Milton, Teranet Inc.



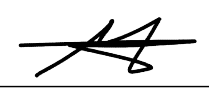
DRAFT PLAN OF SUBDIVISION 24T-

PART OF LOTS 8 AND 9
CONCESSION 7, NEW SURVEY


(GEOGRAPHIC TOWNSHIP OF NELSON)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

OWNER'S AUTHORIZATION


I HEREBY AUTHORIZE KORSIK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED 
Tom Tsampiras
MILTON LAND FOUR INVESTMENTS INC.
480 MAIN STREET NORTH
BRAMPTON, ON L6V 1P8

DATE June 3rd, 2025

SIGNED 
York Gruhl
YORK TRAFALGAR PROPERTIES LTD.
1039 FOURTH LINE
MILTON, ON L8T 6P9


DATE June 3rd, 2025

SIGNED 
Ulrike Gross
WILFRID LAURIER UNIVERSITY
75 UNIVERSITY AVENUE WEST
WATERLOO, ON N2L 3C5


DATE June 3rd, 2025

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED 
Ross DenBroeder, Ontario Land Surveyor

DATE June 3rd, 2025

 R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

A) SHOWN ON PLAN
B) SHOWN ON PLAN
C) SHOWN ON PLAN
D) SHOWN ON PLAN
E) SHOWN ON PLAN
F) SHOWN ON PLAN

G) SHOWN ON PLAN
H) N/A
I) CLAY LOAM
J) SHOWN ON PLAN
K) N/A
L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)
Channel	1	1	23.81
Stormwater Management (SWM) Facility	2	1	11.73
Open Space	3	1	0.35
Channel Buffer Block	4, 5	2	3.04
SWM Facility Buffer Block	6	1	0.13
Trail Block	7, 8	2	0.51
LID	9	1	0.62
Total	1-9	9	40.19

May 7, 2025	First Submission	A	KC
Sept. 12, 2024	Draft for Review	A	KC
DATE	REVISION	DWG	BY

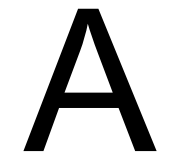
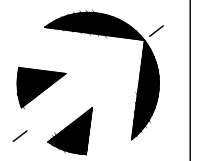
NOTES:



Scale 1:2000

May 7, 2025

DRAWN BY: KC

CHECKED BY:





206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com

CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW NO. 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF LANDS DESCRIBED AS PART OF LOTS 8 & 9, CONCESSION 7, N.S., (NELSON), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MILTON LAND FOUR INVESTMENTS INC. FILE Z-XX-25

WHEREAS the Council of the Town of Milton deems it appropriate to amend the Comprehensive Zoning By-law 016-2014,

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set further in this by-law,

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to By-law is further amended by re-designating the subject lands from the Future Development (FD) zone symbol to Natural Heritage System (NHS) on this property as shown on Schedule A hereto.
2. **THAT** notwithstanding Sections 1 and 2 of this By-law, this By-law shall expire on Month, Day, Year unless the Council of the Corporation of the Town of Milton has provided an extension by amendment to this By-law prior to expiry. THAT if no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

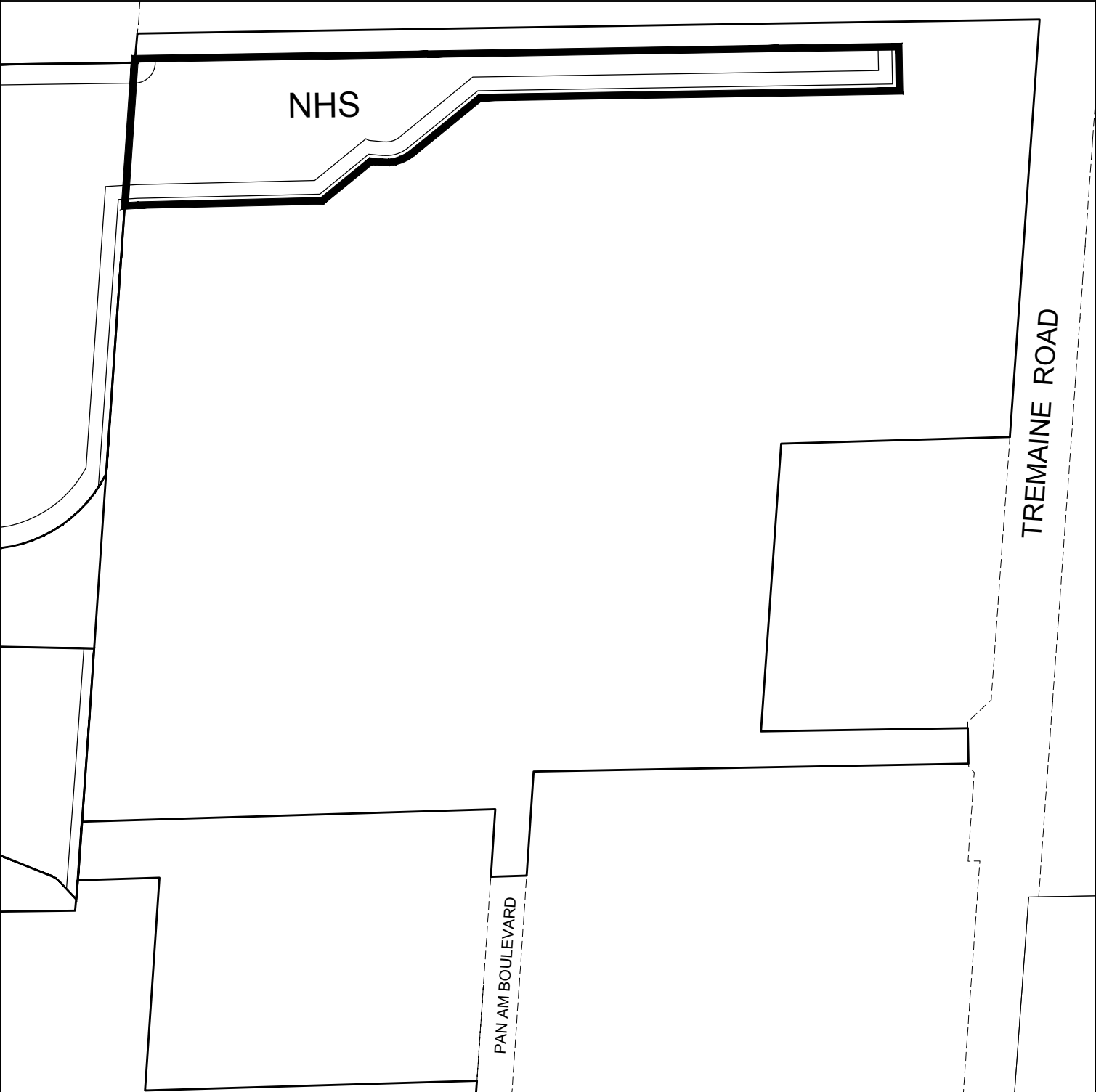
** DAY OF *****, 2025

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON BY-LAW No. 016-2014

PART OF LOTS 8 & 9, CONCESSION 7 (NELSON)
TOWN OF MILTON



THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PARTS OF LOT 8 AND 9, CONCESSION 7, FORMER GEOGRAPHIC TOWNSHIP OF NELSON, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (YORK TRAFALGAR PROPERTIES LTD. & WILFRID LAURIER UNIVERSITY) - FILE: Z-XX/25

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Agricultural (A1) zone symbol and Greenlands A (GA) zone symbol to a site specific Greenlands A (GA*XXX) Zone symbol, site specific Open Space (OS*XA) Zone symbol, Zone symbol on the land shown on Schedule A attached hereto.

2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Greenlands A (GA*XXX), the following standards and provisions shall apply:

- a. Notwithstanding Section 11 - Table 11A Permitted Uses, the following shall be the only permitted uses:
 - i. Conservation Uses
 - ii. Existing Use
 - iii. Public Use
 - b. Site Specific Provisions:
 - i. For the purposes of this By-law, Section 4.18.4 shall not apply.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Open Space (OS*XA), the following standards and provisions shall apply:

- a. The following uses shall be the only permitted uses:
 - i. Conservation Use
 - ii. Education Programming and Academic Research
 - iii. Existing Use
 - iv. Passive Outdoor Recreation
 - v. Public Use
 - vi. Stormwater Management Facilities
- b. For lands zoned site specific Stormwater Management (OS*XA), the following definitions shall apply:
 - i. "CONSERVATION USE shall mean uses dedicated to the protection of natural hazards and natural heritage features, and their functions including woodlot management and flood/erosion controls. This use shall not include administration and/or operational facilities."
 - ii. "EDUCATIONAL PROGRAMMING AND ACADEMIC RESEARCH shall mean non-intensive uses related to scientific study, education, and research, which are directly related to a post-secondary institution in the Milton Education Village, or municipal, and/or provincial partners."
 - iii. "PASSIVE OUTDOOR RECREATION shall mean a trail system, nature appreciation or educational activity and may include minor structures such as boardwalks, interpretative signage, open-side shelters and picnic areas which are small-scale and open-concept in nature."
 - iv. "STORMWATER MANAGEMENT FACILITIES shall mean a stormwater management pond or green infrastructure, along with uses directly associated with and necessary to support the installation, access, operation, and maintenance of such facilities."
- c. Site Specific Provisions:
 - i. For the purposes of this By-law, Section 4.6 shall not apply.

4. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

** DAY OF *****, 2025

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Z-_____
May 8, 2025

SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON BY-LAW No. 144-2003

PART OF LOTS 8 & 9, CONCESSION 7 (NELSON)
TOWN OF MILTON

